

NOTICE OF APPLICATION

The City of Liberty Lake Planning & Community Development Dept. (Review Authority) has published this Notice of Application to provide the opportunity to comment on the described proposal. The comment period ends 14 calendar days from the date issued. During this period, written comments may be submitted to the Review Authority. The file may be examined 8:00 a.m. to 5:00 p.m. Monday through Friday (except holidays) at the Planning & Community Development Dept. Project info is also available on the City website at www.libertylakewa.gov/development/public_notices.asp. Questions may be directed to the Project Coordinator listed below.

Proposal File #: V-07-0001

Zoning: M-3

Proposal: Zip Trip Re-Location Variance

Proposal Description: A variance to decrease the required setback of 1000 feet for storage tanks and stormwater facilities from a wellhead, as required under City Development Code Section 10-2G-3C

Site Address: TBA

General Location: Appleway Ave., E. of Liberty Lake Rd. & existing Zip Trip, W. of Meadowwood Ln.

Owner: Wandermere Investments, LLC (Richard Vandervert)

Phone: 509-467-6654

Contact: Witherspoon Kelley Davenport & Toole P.S. (Stacy A. Bjordahl)

Phone: 509-624-5265

Application Date: 8/30/07

Determination of Completeness Issued: 8/31/07

Notice of Application Issued: 9/19/07

Comment Deadline: 4pm, 10/3/07

City of Liberty Lake Permits Included in Application: N/A, City Building & Grading Permits will need to be issued prior to beginning construction.

Other Permits: Liberty Lake Sewer District approval, WA State Dept. of Ecology (DOE) permits & approvals, Spokane County Air Pollution Control Authority (SCAPCA) permits & approvals may need to be issued prior to construction.

Required & Existing Studies: SEPA review is not required for a setback variance request.

Environmental Review: This project does not require environmental review. A setback variance request is exempt from SEPA requirements under City Development Code Article 10-6A, Environmental Ordinance.

Development Regulations: City of Liberty Lake Development & Building Codes, Standards for Street and Sewer Construction, and the Stormwater Management Manual are the primary City regulations applicable to the site.

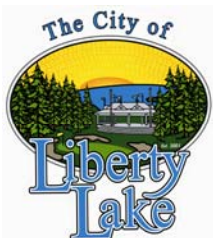
Consistency: In consideration of the above referenced development regulations and typical conditions and/or mitigating measures, the proposal is found to be generally consistent, as provided in RCW 36.70B.040, with the "type of land use", "level of development", "infrastructure", and "character of development". This variance request is to decrease the required setback of 1000 feet for storage tanks and stormwater facilities from a wellhead, as required under City Development Code Section 10-2G-3C and meets general consistency requirements.

Written Comments: Agencies, tribes, and the public are encouraged to review and provide written comments on the proposed project and its probable environmental impacts. All comments received within 14 calendar days of the date this Notice of Application is issued, will be considered prior to making a decision on this application.

Public Hearing: As a Type II Project Permit, this action is subject to a future public hearing.

REVIEW AUTHORITY:

PROJECT COORDINATOR: Amanda Tainio, Senior Planner



Planning & Community Development Department

22710 E. Country Vista Blvd., Liberty Lake, WA 99019

Phone: (509) 755-6707, Fax: (509) 755-6713, www.libertylakewa.gov

Date Issued: September 19, 2007

Signature: Amanda Tainio